

PB# 05-31

**A&J Washroom
(SP-Amend.)**

4-3-10.4

05-31 A+J Washrooms - Site Plan
At. 300 (show) ARRANGEMENT

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 1-20-06

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

May 2, 2006

MYRA
FOR FILE

TOWN OF NEW WINDSOR PLANNING BOARD
555 Union Avenue
New Windsor, New York 12553

05-31

Att: Mark Edsall, P.E., Planning Board Engineer

Re: New Building Addition for A&J Washroom Accessories
Temple Hill Road

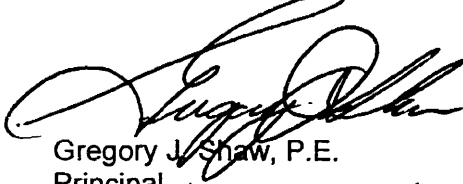
Dear Mark:

Pursuant to our discussion, I am enclosing two copies of our drawing entitled "Lighting Plan - New Building Addition for A&J Washroom Accessories" that contains an issue date of May 2, 2006. As we discussed, this drawing is to be considered a Field Change to the Lighting Plan previously approved by the Planning Board. The revisions to the approved plan is that the two poles with a luminaire have been replaced with a pole and luminaire in another location, and a luminaire on an arm extension attached to the new addition. The footcandle values are presented on this revised Lighting Plan for your review.

If you have any questions regarding this drawing, please contact me at your convenience.

Very truly yours,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv
Enclosure

cc: John Granuzzo w/3 copies of drawing

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/27/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 5-31

NAME: BUILDING ADDITION - A&J WASHROOMS PA2005-841

APPLICANT: ANTHONY GRANUZZO

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/20/2006	PLANS STAMPED	APPROVED
11/09/2005	P.B. APPEARANCE	ND: APPR COND
09/28/2005	P.B. APPEARANCE . SEND TO O.C. PLANNING	LA:WVE PH RETURN
09/07/2005	WORK SHOP	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/27/2006

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-31

NAME: BUILDING ADDITION - A&J WASHROOMS PA2005-841

APPLICANT: ANTHONY GRANUZZO

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/21/2005	EAF SUBMITTED	09/20/2005	WITH APPLIC
ORIG	09/21/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/21/2005	LEAD AGENCY DECLARED	09/28/2005	TOOK LA
ORIG	09/21/2005	DECLARATION (POS/NEG)	11/09/2005	DECL NEG DEC
ORIG	09/21/2005	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/21/2005	PUBLIC HEARING HELD	/ /	
ORIG	09/21/2005	WAIVE PUBLIC HEARING	09/28/2005	WAIVED PH
ORIG	09/21/2005	PRELIMINARY APPROVAL	/ /	
ORIG	09/21/2005		/ /	
ORIG	09/21/2005	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/27/2006

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LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-31

NAME: BUILDING ADDITION - A&J WASHROOMS PA2005-841
APPLICANT: ANTHONY GRANUZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2005	REC. CK. #4363	PAID		750.00	
09/28/2005	P.B. ATTY. FEE	CHG	35.00		
09/28/2005	P.B. MINUTES	CHG	33.00		
11/09/2005	P.B. ATTY. FEE	CHG	35.00		
11/09/2005	P.B. MINUTES	CHG	16.50		
12/08/2005	P.B. ENGINEER FEE	CHG	282.70		
01/20/2006	RET. TO APPLICANT	CHG	347.80		
		TOTAL:	750.00	750.00	0.00

L.R.
1/27/06

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIVED

JAN 20 2006

BUILDING DEPARTMENT

RECEIPT
#55-2006

01/20/2006

A J Washroom Accessories

Received \$ 125.00 for Planning Board Fees, on 01/20/2006. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

FB # 05-31
approved fee

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2006


PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 5-31

NAME: BUILDING ADDITION - A&J WASHROOMS PA2005-841
APPLICANT: ANTHONY GRANUZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		PAID		0.00	
12/08/2005	APPROVAL FEE	CHG	125.00		
01/20/2006	REC. CK. #4467	PAID		125.00	
		TOTAL:	125.00	125.00	0.00





Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

January 9, 2006

Shaw Engineering
P.O. Box 2569
Newburgh, NY 12550

ATTN: GREGORY SHAW, P.E.

SUBJECT: A&J WASHROOMS - PB. #05-31

Dear Greg:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to the applicant.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 125.00
Check #2 – 2% of cost estimate (\$26,290.00).....	\$ 526.00

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason
Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

FAXED

1-9-06

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/09/2006

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LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 5-31

NAME: BUILDING ADDITION - A&J WASHROOMS PA2005-841
APPLICANT: ANTHONY GRANUZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2005	REC. CK. #4363	PAID		750.00	
09/28/2005	P.B. ATTY. FEE	CHG	35.00		
09/28/2005	P.B. MINUTES	CHG	33.00		
11/09/2005	P.B. ATTY. FEE	CHG	35.00		
11/09/2005	P.B. MINUTES	CHG	16.50		
12/08/2005	P.B. ENGINEER FEE	CHG	282.70		
		TOTAL:	402.20	750.00	-347.80

To be returned

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/09/2006

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 5-31
NAME: BUILDING ADDITION - A&J WASHROOMS PA2005-841
APPLICANT: ANTHONY GRANUZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/08/2005	APPROVAL FEE	CHG	125.00		
		TOTAL:	125.00	0.00	125.00

check #1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/09/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 5-31

NAME: BUILDING ADDITION - A&J WASHROOMS PA2005-841
APPLICANT: ANTHONY GRANUZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/08/2005	2% OF 26,290. COST EST	CHG	526.00		
			-----	-----	-----
		TOTAL:	526.00	0.00	526.00

check #2

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/09/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 5-31

NAME: BUILDING ADDITION - A&J WASHROOMS PA2005-841

APPLICANT: ANTHONY GRANUZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/08/2005	2% OF 26,290. COST EST	CHG	526.00		
			-----	-----	-----
		TOTAL:	526.00	0.00	526.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/09/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 5-31

NAME: BUILDING ADDITION - A&J WASHROOMS PA2005-841
APPLICANT: ANTHONY GRANUZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/08/2005	APPROVAL FEE	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.00

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

November 11, 2005

Chairman James R. Petro, Jr. and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: New Building Addition for A&J Washroom Accessories
Temple Hill Road

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for A&J Washroom Accessories. Our Estimate is as follows:


CONSTRUCTION ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Macadam Pavement	1,280 S.Y.	\$ 14	\$ 17,920
Pavement Markings	950 L.F.	\$.40	\$ 380
Concrete Curbing	105 L.F.	\$ 10	\$ 1,050
Chainlink Fence	390 L.F.	\$ 12	\$ 4,680
Handicap Sign/Striping	2	\$ 125	\$ 250
Wheelstops	14	\$ 15	\$ 210
Pole With Single Luminaire	2	\$ 900	\$ 1,800
Total			\$ 26,290

Should this Estimate be acceptable, my client will pay the 2% inspection fee of \$ 525.80.

Respectfully submitted,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv

cc: John Granuzzo, A&J Washroom Accessories



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

MEMORANDUM

(via fax)

8 December 2005

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: A&J WASHROOM SITE PLAN
PLANNING BOARD APPLICATION NO. 05-31

Our office has reviewed the cost estimate prepared by Shaw Engineering regarding the subject application. The estimate is acceptable. The total value of \$26,290 should be utilized to compute the inspection fee (for 2% the amount would be \$526)

Attached is our time printout for the project.

I am not aware of any outstanding items for this application.

NW05-31-Closeout Memo 12-8-05
MJE/st

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

TENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 5- 31

FOR WORK DONE PRIOR TO: 12/08/2005

TASK-NO	REQ	--DATE--	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
5-31	296933	09/27/05	TIME	MJE	MR A&J SITE PLAN	99.00	0.70	69.30			
5-31	299049	10/12/05	TIME	MJE	MC ODDP REFERRAL	99.00	0.50	49.50			
5-31	303550	11/08/05	TIME	MJE	MR AJ SITE PLAN	99.00	0.50	49.50			
5-31	302357	11/09/05	TIME	MJE	MM AJ Cond APPL	99.00	0.10	9.90			
								178.20			
5-31	302258	11/09/05			BILL 05-1526					-118.80	
										-118.80	
5-31	306919	12/08/05	TIME	MJE	MC Clearance & Memo	99.00	0.50	49.50			
5-31	306921	12/08/05	TIME	DJE	MC Rev Cost Est	55.00	1.00	55.00			
					TASK TOTAL			282.70		-118.80	163.90
									0.00		
					GRAND TOTAL			282.70		-118.80	163.90
									0.00		

A & J WASHROOMS_(05-31)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: A & J Washrooms, Route 32 proposed addition to existing building, 8,400 square foot addition to existing building. The application proposes a 8,400 square feet addition on the southerly corner of the building, the plan was previously reviewed on a concept basis only. It's in a PI zoning district of the Town, existing use on the site, special use, required bulk information on the plan is correct for the zone and use regarding off-street parking, the current site as it's existing has a parking deficiency of 53 spaces, the proposed site has 44 space deficiency. As such, the application is decreasing the non-conformity and as such would not require ZBA attention. I would agree with that. Site plan provides additional parking at the rear, is that blacktop or just--

MR. SHAW: That's blacktop parking.

MR. PETRO: Also addresses some of the non-conforming parking dimensions on the front of the site, site lighting is indicated. Planning board should assume lead agency, we'll get to that. All right, Greg, let's talk a little bit exactly where is this to start with?

MR. SHAW: Okay, this is at the intersection of Wemby Road and Temple Hill Road and A & J Washroom sits down a little low maybe that's why it's not as visual what we're proposing is a 8,400 square feet warehouse to the rear of the property. Right now this is an existing macadam area within this chain link fence so we're not going to be generating macadam areas though, we're not going to be generating anymore runoff from this area as is already macadamed, we're in a PI zone, we conform with all your bulk tables other than parking which is, which you spoke a minute ago. There will be

no new connections to the water or the sewer line and this shaded area in the back is where the additional parking is going to be for the 14 spaces and as Mark pointed out at his suggestions we came into the front, we also straightened out some of the non-conforming spaces there. So we feel we have upgraded the site with respect to parking and we have just I hate to use the word simple but that's what it is an 8,400 square foot warehouse.

MR. PETRO: The parking that's deficient show us where you put the extra spots I guess on the back.

MR. SHAW: Well, what we did was you didn't have enough depth from edge of pavement to edge of pavement for a parking space aisle and parking space and what we had to do is go closer to the building and remove some lawn area about six, seven feet, replace with new macadam pavement in order for this section to comply with the Town's regulations.

MR. ARGENIO: Greg, if you can do something different than a new railroad tie curb?

MR. SHAW: Only cause it's an existing railroad tie curb.

MR. ARGENIO: Something other than wood laying there on the ground.

MR. SHAW: We can do that.

MR. ARGENIO: You know, just a thought.

MR. SHAW: We can do that.

MR. ARGENIO: Something a little better than that.

MR. PETRO: All right, I'll take a motion for lead agency.

MR. ARGENIO: I'll make the motion for lead agency.

MR. GALLAGHER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the A & J Washroom site plan amendment on Temple Hill Road. Any further from the discussion from the board members? If not, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. MINUTA	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: You're not changing any curb cuts?

MR. SHAW: No curb cut entrance onto Wembly Road in a couple locations.

MR. PETRO: What are you really changing, just add some parking and put in the addition.

MR. SHAW: That's why I used the word simple.

MR. PETRO: There's no setback problems with any for zoning, you're off the rear yard there?

MR. SHAW: Yes.

MR. PETRO: Side yard you're conforming?

MR. SHAW: Yes.

MR. ARGENIO: So there's an existing entrance on Wembly Road where the parking lot is?

MR. SHAW: Correct, you have entrance right now where the parking lot exits plus you have exiting loading area here.

MR. ARGENIO: That does exist now?

MR. SHAW: All these exists, this exists, this exists, this exists, the only thing which does not is the shaded area which is new macadam pavement.

MR. ARGENIO: But the entrance does exist?

MR. SHAW: No.

MR. ARGENIO: Curb cut does?

MR. SHAW: This curb cut does not exist.

MR. ARGENIO: There's no curb cut here?

MR. SHAW: Correct, that's the one we'll be adding, all the rest exist.

MR. PETRO: Mark, so I understand the special use permit that went with the main building for what use?

MR. EDSALL: The special use permit is for the existing facility and its use. My suggestion to the board is that they are not changing the use, this is purely a site plan change.

MR. PETRO: The addition is continuation of the use it's already been permitted by special use permit.

MR. EDSALL: Exactly so they're not changing the special use permit just modifying the site plan.

MR. PETRO: All right, let's see.

September 28, 2005

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MR. ARGENIO: I agree with that, Jim.

MR. PETRO: Yes.

MR. ARGENIO: An extension of the existing permit.

MR. PETRO: Mark, you don't see any problem with waiving the public hearing before it goes to Orange County Planning Department or you want to do it in reverse?

MR. EDSALL: No, I think that's the board's discretion but clearly I think that no one will really notice the change because it's at the back of the building.

MR. PETRO: Well, if you're not changing the use special use permit it's in force.

MR. EDSALL: That's correct.

MR. PETRO: Motion to waive the public hearing.

MR. ARGENIO: I'll make the motion.

MR. GALLAGHER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for A & J Washroom site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. MINUTA	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

September 28, 2005

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MR. PETRO: We're going to refer you to the Orange County Planning Department, go out there if you, if you get it taken care of come back here and we'll look at it for final.

MR. EDSALL: Greg, we'll take care of the referral within a day or two.

MR. SHAW: Okay.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

**33 AIRPORT CENTER DRIVE
SUITE 202**

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHEHY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: A & J WASHROOMS SITE PLAN AMENDMENT
(PROPOSED 8400 sf ADDITION)
PROJECT LOCATION: TEMPLE HILL ROAD (NYS ROUTE 300)
SECTION 4 – BLOCK 3 – LOT 10.4
PROJECT NUMBER: 05-31
DATE: 28 SEPTEMBER 2005
DESCRIPTION: THE APPLICATION PROPOSES A 4800 SF ADDITION ON THE
SOUTHERLY CORNER OF THE BUILDING. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the PI zoning district of the Town. The existing use on the site is use group B-3, a Special Permit Use. The "required" bulk information shown on the plan is correct for the zone and use. The "provided" values appear correct, with the site being in conformance with the zone bulk requirements.

With regard to off-street parking, the current site (as it exists) has a parking deficiency of 53 spaces. The proposed site has a 44 space deficiency (required spaces should be 102). As such, this application is decreasing the non-conformity and, as such, to my understanding, *would not* require ZBA attention.

2. The site plan provides additional parking at the rear (near the addition), and also addresses some non-conforming parking dimensions on the front of the site. Site lighting is indicated.

The board should review the proposed amendment and determine if any other improvements are needed.

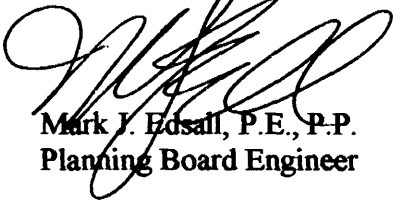
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

4. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law. Related to same, since this is a Special Permit, the Board must either determine that this is a continuation of the special permit use (with no change), or determine that a public hearing is required per Section 300-87 of the Town Zoning Local Law.
5. As per New York State General Municipal Law (GML 239), this plan must be referred to the OCPD for review.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/sd
NW05-31-28Sept05.doc

November 9, 2005

A&J WASHROOMS

MR. PETRO: A&J Washrooms Route 300 proposed 8400 square foot addition to existing building.

MR. SCHLESINGER: 84 or 48?

MR. PETRO: Mine says 48 in the front and 84 on the other side. So which one is it, Greg? How big is this?

MR. SHAW: This addition is 140 feet long by 60 feet wide for a total of 8400 square feet.

MR. PETRO: 8400?

MR. SHAW: 8400 one story.

MR. PETRO: The application proposes an 8400 square foot addition on the southern corner of the building. The plan previously reviewed at the 28th September 2005 Planning Board meeting. PI zone. Existing use on the site is group B special use permit. Bulk information shown on the plan is correct for the zone and use. Why don't you bring us up to date.

MR. SHAW: We were before you probably about five or six weeks ago and the Board deemed it to be a relatively simple application. It's an 8400 square foot building which will be used for a warehouse. It's at the rear of A&J Washrooms, PI zone, 3.13 acres. There are no water services, sewer services required for the building. There's a deficiency with the existing parking. We're providing more spaces than we're obligated to provide for the addition to try and make up that deficiency and this Board took the position that they were fine with it. That's an existing condition and that we're trying to improve it. The rear of the building where the new addition is is presently macadam. To the side of it is again existing macadam which will remain. The only new impervious surface that we will be constructing is a new macadam parking area for 14 spaces at the rear of the building. We are substantially less than 1 acre in disturbance and the storm drainage will flow from this 50 by 170-foot parking area down Wembly

November 9, 2005

Road into Silver Stream. So it's a relatively benign application, Mr. Chairman.

MR. PETRO: Motion for neg dec?

MR. ARGENIO: Make the motion.

MR. SCHLESINGER: Second.

MR. PETRO: Motion made and seconded that the New Windsor Planning Board declare a neg dec for A&J Washrooms Site Plan Amendment on Temple Hill Road. Any further discussion from the Board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: The bond estimate should be submitted for the site plan in accordance with Chapter 137 of the Town Code. Mark, do you have anything else?

MR. EDSALL: I didn't hear if we had gotten a response from the Planning Department?

MR. PETRO: Approval subject to the following modifications and/or conditions, local determination.

MR. ARGENIO: What's that, Orange County?

MR. PETRO: Yes.

MR. EDSALL: Sounds good.

MR. PETRO: Motion for final approval?

MR. ARGENIO: I'll make the motion for final approval of the A&J Washrooms Site Plan Amendment on Wembly Road.

MR. SCHLESINGER: Second.

November 9, 2005

MR. PETRO: Motion has been and seconded that the New Windsor Planning Board grant final approval for A&J Washrooms Site Plan Amendment on Temple Hill Road. Any further discussion from the Board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. SHAW: Just one point before leaving, Mr. Chairman, at our previous meeting Mr. Argenio requested that the proposed curb be made of concrete. We have not revised the drawings, but we will for final and it will be concrete.

MR. PETRO: I'll look for that when I sign them.

MR. ARGENIO: I think I said anything other than the wood. Bumpers, curb, doesn't matter, some kind of concrete. Anything other than the wood.

MR. SHAW: Thank you.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

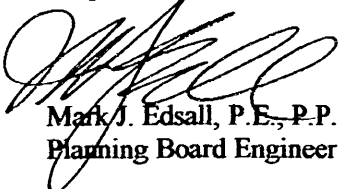
MJE@MHEPC.COM

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: A & J WASHROOMS SITE PLAN AMENDMENT
(PROPOSED 8400 sf ADDITION)
PROJECT LOCATION: TEMPLE HILL ROAD (NYS ROUTE 300)
SECTION 4 - BLOCK 3 - LOT 10.4
PROJECT NUMBER: 05-31
DATE: 9 NOVEMBER 2005
DESCRIPTION: THE APPLICATION PROPOSES A 4800 SF ADDITION ON THE SOUTHERLY
CORNER OF THE BUILDING. THE PLAN WAS PREVIOUSLY REVIEWED
AT THE 28 SEPTEMBER 2005 PLANNING BOARD MEETING.

1. The property is located in the PI zoning district of the Town. The existing use on the site is use group B-3, a Special Permit Use. The "required" bulk information shown on the plan is correct for the zone and use. The "provided" values appear correct, with the site being in conformance with the zone bulk requirements. As previously noted, the existing site has a parking deficiency of 53 spaces, and the proposed site has a 44 space deficiency, thereby reducing the non-conformity.
2. As per New York State General Municipal Law (GML 239), this plan was referred to the OCPD for review on 10-12-05. I am not aware of a response.
3. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
4. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 137 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW05-31-09Nov05.doc

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



PROJECT: A+J Washrooms P.B. # 05-31

NEGATIVE DEC:

CARRIED: Y ☒ N

CARRIED: Y N

CLOSED:

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO DEPT. OF TRANSPORTATION: Y

RETURN TO WORK SHOP: Y N

APPROVED: 11-9-05

NEED NEW PLANS: Y ___ N ___

Net Cost Estimate

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/09/2005

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 5-31

NAME: BUILDING ADDITION - A&J WASHROOMS PA2005-841
APPLICANT: ANTHONY GRANUZZO

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	09/21/2005	MUNICIPAL HIGHWAY	09/22/2005	APPROVED
ORIG	09/21/2005	MUNICIPAL WATER	/ /	
ORIG	09/21/2005	MUNICIPAL SEWER	/ /	
ORIG	09/21/2005	MUNICIPAL FIRE	09/22/2005	APPROVED
ORIG	09/21/2005	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/09/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 5-31

NAME: BUILDING ADDITION - A&J WASHROOMS PA2005-841
APPLICANT: ANTHONY GRANUZZO

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/28/2005	P.B. APPEARANCE . SEND TO O.C. PLANNING	LA:WVE PH RETURN
09/07/2005	WORK SHOP	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/09/2005

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-31

NAME: BUILDING ADDITION - A&J WASHROOMS PA2005-841
APPLICANT: ANTHONY GRANUZZO

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/21/2005	EAF SUBMITTED	09/20/2005	WITH APPLIC
ORIG	09/21/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/21/2005	LEAD AGENCY DECLARED	09/28/2005	TOOK LA
ORIG	09/21/2005	DECLARATION (POS/NEG)	/ /	
ORIG	09/21/2005	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/21/2005	PUBLIC HEARING HELD	/ /	
ORIG	09/21/2005	WAIVE PUBLIC HEARING	09/28/2005	WAIVED PH
ORIG	09/21/2005	PRELIMINARY APPROVAL	/ /	
ORIG	09/21/2005		/ /	
ORIG	09/21/2005	LEAD AGENCY LETTER SENT	/ /	



September 28, 2005

P.B. # 05-31

NEGATIVE DEC:

M)____S)____VOTE: A____N____
CARRIED: Y____N____

M) A S) G VOTE: A 5 N 0
CARRIED: Y ✓ N

PUBLIC HEARING: **WAIVED:** ✓ **CLOSED:**

M) A S) G VOTE: A 5 N 0 SCHEDULE P.H.: Y N ✓

SEND TO O.C. PLANNING: Y ✓
SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)_____ S)_____ VOTE: A_____ N_____

RETURN TO WORK SHOP: Y___ N___

APPROVAL:

M) S) VOTE: A N APPROVED:

NEED NEW PLANS: Y____N____

CONDITIONS – NOTES:

Something other than Railroad ties at parking area

05-31



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com
planning@co.orange.ny.us

DAVID E. CHURCH, AICP
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING 239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: New Windsor Planning Board

Reference No.: NWT18-05M
Parcel I.D.: 4-3-10.4

Applicant: Anthony Granuzzo

Proposed Action: Site Plan: 8400 sf addition & parking

State, County, Inter-municipal Basis for Review: Within 500 ft of St Rte 300

Comments: The Department has received the above application, and offers the following:

- This project will have no major impact upon State or County facilities nor have any significant inter-municipal issues.
- It is also consistent with the County Comprehensive Plan and local laws.
- Having no further comments, from a County perspective, the Department recommends that the Planning Board proceed with its decision-making review process.

County Recommendation: Local Determination

Approved subject to the following modifications and/or conditions:

Date: November 3, 2005

Reviewed By: Kathy V. Murphy, Planner


David E. Church, AICP
Commissioner of Planning

ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street
Goshen, NY 10924-2124

APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 31 (Please include this number on any correspondence)

1. Municipality Town of New Windsor

Public Hearing Date: not determined

City, Town or Village Board _____ Planning Board X Zoning Board _____

2. Owner: Name: Anthony Granuzzo
Address: Lincoln Road, Putnam Valley, NY 10579

3. Applicant * Name: same
Address: _____

***If applicant is owner, leave blank**

4. Location of Site: West Side Temple Hill Road (Route 300)
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 4 Block: 3 Lot: 10.4

Present Zoning District: PI Size of Parcel: 3.13 Acres

5. Type of Review:

***Site Plan

Zone Change: From To:

Zoning Amendment: To Section

**Subdivision: Number of Lots/Units

***Site Plan: Use 8400 sf addition at existing Special Permit Use

Date: 10-12-05

Signature & Title: Mark J. Edsall, P.E.
Mark J. Edsall, P.E.,
Planning Board Engineer

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/21/2005

PAGE: 1


LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-31

NAME: BUILDING ADDITION - A&J WASHROOMS PA2005-841

APPLICANT: ANTHONY GRANUZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		CHG	0.00		
09/20/2005	REC. CK. #4363	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00


9/22/05

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#914-2005

09/22/2005

A J Washroom Accessories

PB# 05-31 application

Received \$ 125.00 for Planning Board Fees, on 09/22/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

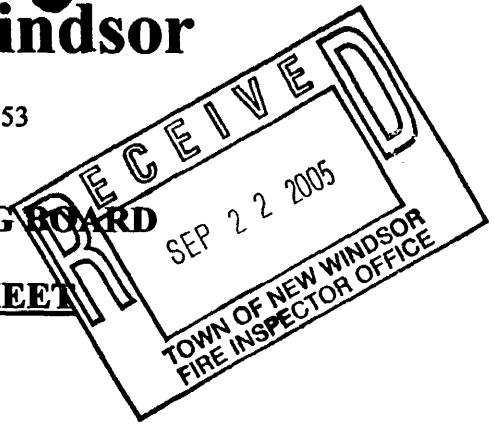


Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET



TO: **FIRE INSPECTOR**

P.B. FILE #05-31

DATE RECEIVED: 09-20-05 TAX MAP #4-3-10.4

PLEASE RETURN COMPLETED FORM TO MYRA
BY: A.S.A.P. TO BE ON AGENDA FOR THE 9-28-05 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

A&J WASHROOM ACCESSORIES AMENDED SITE PLAN

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ **APPROVED:**

Notes: _____

☐ **DISAPPROVED:**

Notes: _____

Signature: _____

Reviewed by

8/22/05
date

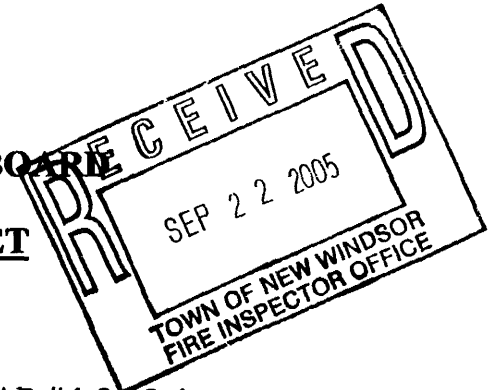


Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET



TO: E 911 COORDINATOR

P.B. FILE #05-31 DATE RECEIVED: 09-20-05 TAX MAP #4-3-10.4

PLEASE RETURN COMPLETED FORM TO MYRA
BY: A.S.A.P. TO BE ON AGENDA FOR THE 9-28-05 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

A&J WASHROOM ACCESSORIES AMENDED SITE PLAN

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by

date

[Signature] 9/22/05



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #05-31 DATE RECEIVED: 09-20-05 TAX MAP #4-3-10.4

PLEASE RETURN COMPLETED FORM TO MYRA
BY: A.S.A.P. TO BE ON AGENDA FOR THE 9-28-05 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

A&J WASHROOM ACCESSORIES AMENDED SITE PLAN

Applicant or Project Name

RECEIVED

SEP 22 2005

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE N.W. HIGHWAY DEPT.,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ **APPROVED:**

Notes: _____

☐ **DISAPPROVED:**

Notes: _____

Signature: Hensy Krull (MVZ) 9/27/05
Reviewed by _____ date _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mhenry@mhepc.com

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.:

100-3
05-31

WORK SESSION DATE: 7 Sept 05

PROJECT: NEW ☒ OLD ☐

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: Full App

PROJECT NAME: A^cJ Warehouse

REPRESENTATIVES PRESENT: Anthony + Greg Stan

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER ☒
P/B CHMN ☐

FIRE INSP. ☐
PLANNER ☐
OTHER ☐

ITEMS DISCUSSED:

- OCPP ref.
- HK ck. Town Road.
- fix front pkg lot dim
- \$ concern
- pre exist deficiency
up pkg lot count + dim
- improving pkg area cont.
- want them to fix dim.

STND CHECKLIST:

DRAINAGE ☐
DUMPSTER ☐
SCREENING ☐
LIGHTING ☐
(Streetlights)
LANDSCAPING ☐
BLACKTOP ☐
ROADWAYS ☐
APPROVAL BOX ☐

PROJECT
TYPE

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS: ?

ZBA Referral: ☐ Y ☒ N

Ready For Meeting ☒ Y ☐ N

Recommended Mtg Date next avail

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan X Special Permit _____

Tax Map Designation: Sec. 4 Block 3 Lot 10.4

BUILDING DEPARTMENT REFERRAL NUMBER PA2005 - 841

1. Name of Project New Building Addition For A&J Washroom Accessories

2. Owner of Record Anthony Granuzzo Phone 565-3050

Address: Lincoln Road, Putnam Valley, NY 10579
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address: 744 Broadway Newburgh NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, P.E. 561-3695 561-3027
(Name) (Phone) (fax)

7. Project Location: On the west side of Temple Hill Road
(Direction) (Street)

8. Project Data: Acreage 3.13 Zone PI School Dist. Newburgh

RECEIVED
TOWN OF NEW WINDSOR

SEP 20 2005

ENGINEER & PLANNER

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

05-31

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No x

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) _____
Construction of a 8,400 SF warehouse addition with 14
parking spaces

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no x

12. Has a Special Permit previously been granted for this property? yes _____ no x

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

9th DAY OF August 2005

Anthony Lanza
(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)

[Signature]
NOTARY PUBLIC

TERESA CRUCI
No. 01CR6080089
Notary Public, State of New York
Qualified in Orange County
My Commission Expires 09/09/2008

Please Print Agent's Name as Signed

TOWN USE ONLY:

RECEIVED TOWN OF NEW WINDSOR SEP 20 2005 DATE APPLICATION RECEIVED

05-31
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Anthony Granuzzo, deposes and says that he resides
(OWNER)
at Lincoln Road, Putnam Valley in the County of Putnam
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map
(Sec. 4 Block 3 Lot 10.4)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he designates:

(Agent Name & Address)

Gregory J. Shaw, P.E.

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

Anthony Granuzzo
Owner's Signature (MUST BE NOTARIZED)

29 DAY OF August 2005

Agent's Signature (If Applicable)

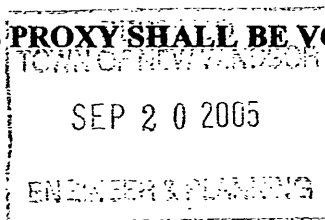
[Signature]
NOTARY PUBLIC

FERESA CRUCI
NOTARY PUBLIC
Notary Public, State of New York
Qualified in Orange County
My Commission Expires 09/09/2006

[Signature]
Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER



05-31

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

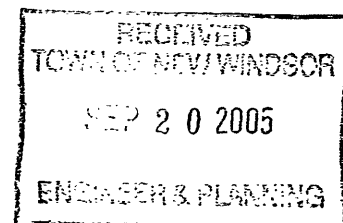
ITEM

1. X Site Plan Title
2. X Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:

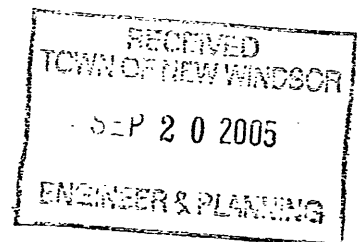


3. X Applicant's Name(s)
4. X Applicant's Address
5. X Site Plan Preparer's Name
6. X Site Plan Preparer's Address
7. X Drawing Date
8. X Revision Dates
9. X Area Map Inset and Site Designation
10. X Properties within 500' of site
11. X Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. X Existing Building Locations
19. X Existing Paved Areas
20. X Existing Vegetation
21. X Existing Access & Egress



PROPOSED IMPROVEMENTS

- | | | |
|-----|-----------|-------------------------------------|
| 22. | <u>NA</u> | Landscaping |
| 23. | <u>X</u> | Exterior Lighting |
| 24. | <u>NA</u> | Screening |
| 25. | <u>X</u> | Access & Egress |
| 26. | <u>X</u> | Parking Areas |
| 27. | <u>NA</u> | Loading Areas |
| 28. | <u>X</u> | Paving Details (Items 25 - 27) |
| 29. | <u>X</u> | Curbing Locations |
| 30. | <u>X</u> | Curbing through section |
| 31. | <u>NA</u> | Catch Basin Locations |
| 32. | <u>NA</u> | Catch Basin Through Section |
| 33. | <u>NA</u> | Storm Drainage |
| 34. | <u>NA</u> | Refuse Storage |
| 35. | <u>NA</u> | Other Outdoor Storage |
| 36. | <u>NA</u> | Water Supply |
| 37. | <u>NA</u> | Sanitary Disposal System |
| 38. | <u>NA</u> | Fire Hydrants |
| 39. | <u>X</u> | Building Locations |
| 40. | <u>X</u> | Building Setbacks |
| 41. | <u>NA</u> | Front Building Elevations |
| 42. | <u>X</u> | Divisions of Occupancy |
| 43. | <u>NA</u> | Sign Details |
| 44. | <u>X</u> | Bulk Table Inset |
| 45. | <u>X</u> | Property Area (Nearest 100 sq. ft.) |
| 46. | <u>X</u> | Building Coverage (sq. ft.) |
| 47. | <u>X</u> | Building Coverage (% of total area) |
| 48. | <u>X</u> | Pavement Coverage (sq. ft.) |
| 49. | <u>X</u> | Pavement Coverage (% of total area) |
| 50. | <u>X</u> | Open Space (sq. ft.) |
| 51. | <u>X</u> | Open Space (% of total area) |
| 52. | <u>X</u> | No. of parking spaces proposed |
| 53. | <u>X</u> | No. of parking spaces required |



05-31

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

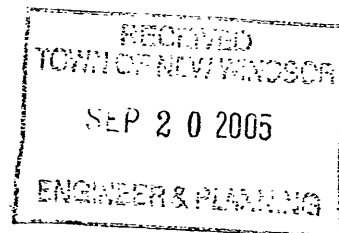
PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:


Licensed Professional

8/24/2005
Date



⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

05-31

PROJECT ID NUMBER

617.20
APPENDIX C


SEQR

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR Anthony Granuzzo	2. PROJECT NAME New Addition For A&J Washroom Accessories
3. PROJECT LOCATION: Town Of New Windsor Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map Intersection of Temple Hill Road and Wembly Road	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: Construction of a 8,400 SF warehouse addition with 14 new parking spaces	
7. AMOUNT OF LAND AFFECTED: Initially 3.13 acres Ultimately 3.13 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant / Sponsor Name Anthony Granuzzo Date: August 25, 2005	
Signature 	

If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment

SEP 20 2005

05-31

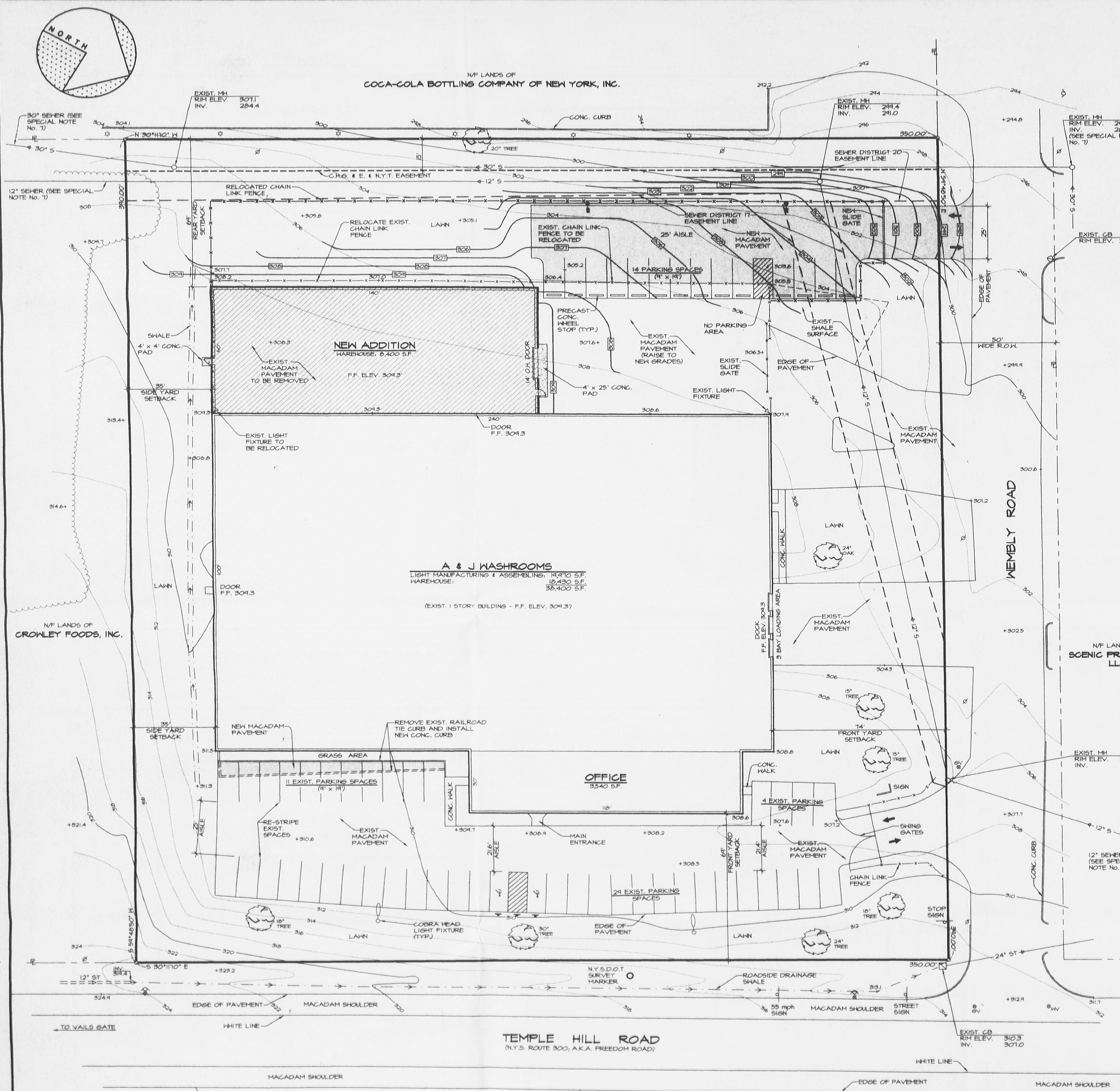
PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: <div style="border: 1px solid black; padding: 5px; min-height: 20px;">No</div>	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: <div style="border: 1px solid black; padding: 5px; min-height: 20px;">No</div>	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <div style="border: 1px solid black; padding: 5px; min-height: 20px;">No</div>	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: <div style="border: 1px solid black; padding: 5px; min-height: 20px;">No</div>	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: <div style="border: 1px solid black; padding: 5px; min-height: 20px;">No</div>	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: <div style="border: 1px solid black; padding: 5px; min-height: 20px;">No</div>	
C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly: <div style="border: 1px solid black; padding: 5px; min-height: 20px;">Nop</div>	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="border: 1px solid black; padding: 5px; min-height: 30px;"></div>	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="border: 1px solid black; padding: 5px; min-height: 30px;"></div>	

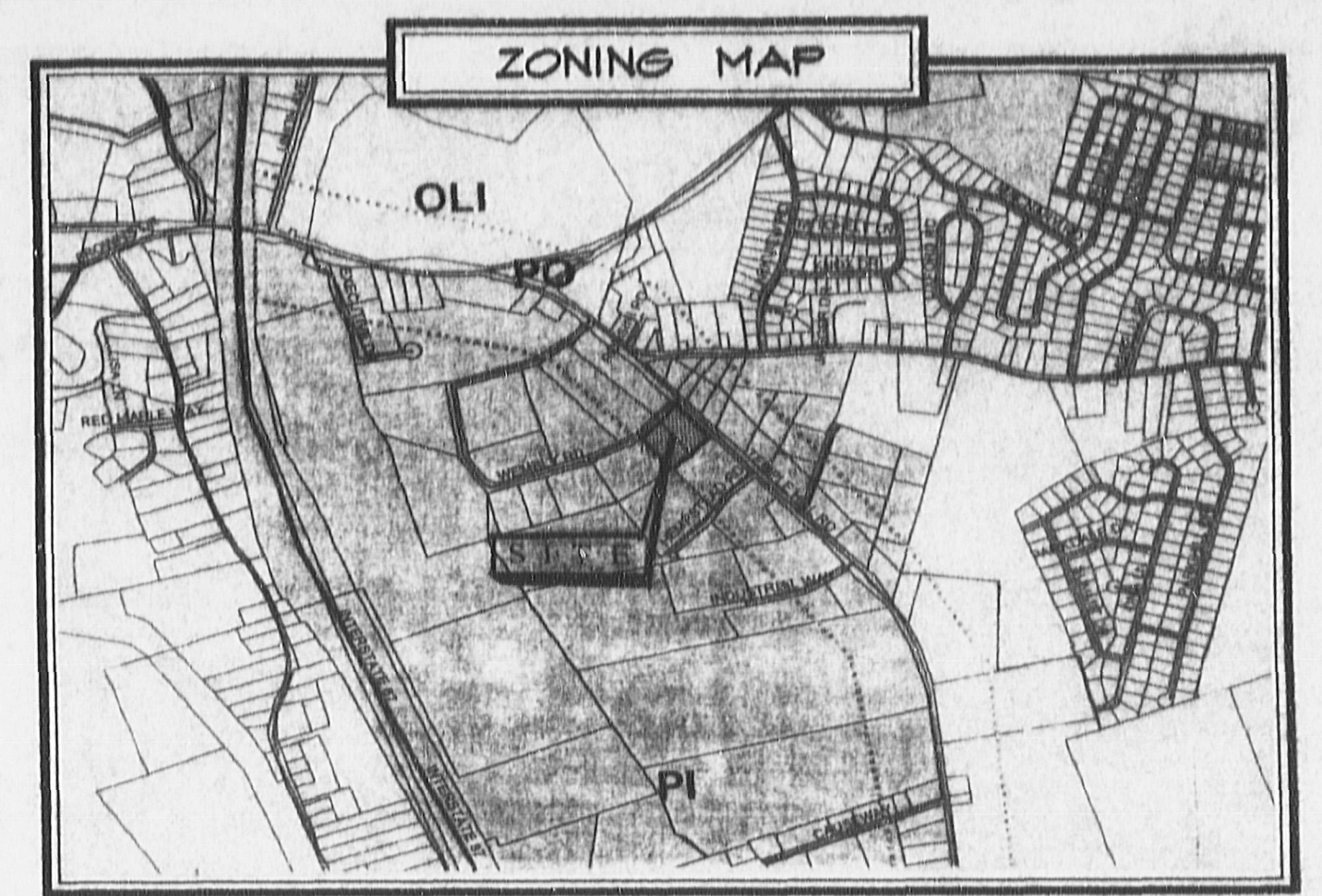
PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.	
New Windsor Planning Board _____ Name of Lead Agency	_____ Date
James R. Petro, Jr. _____ Print or Type Name of Responsible Officer in Lead Agency	_____ Chairman Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)

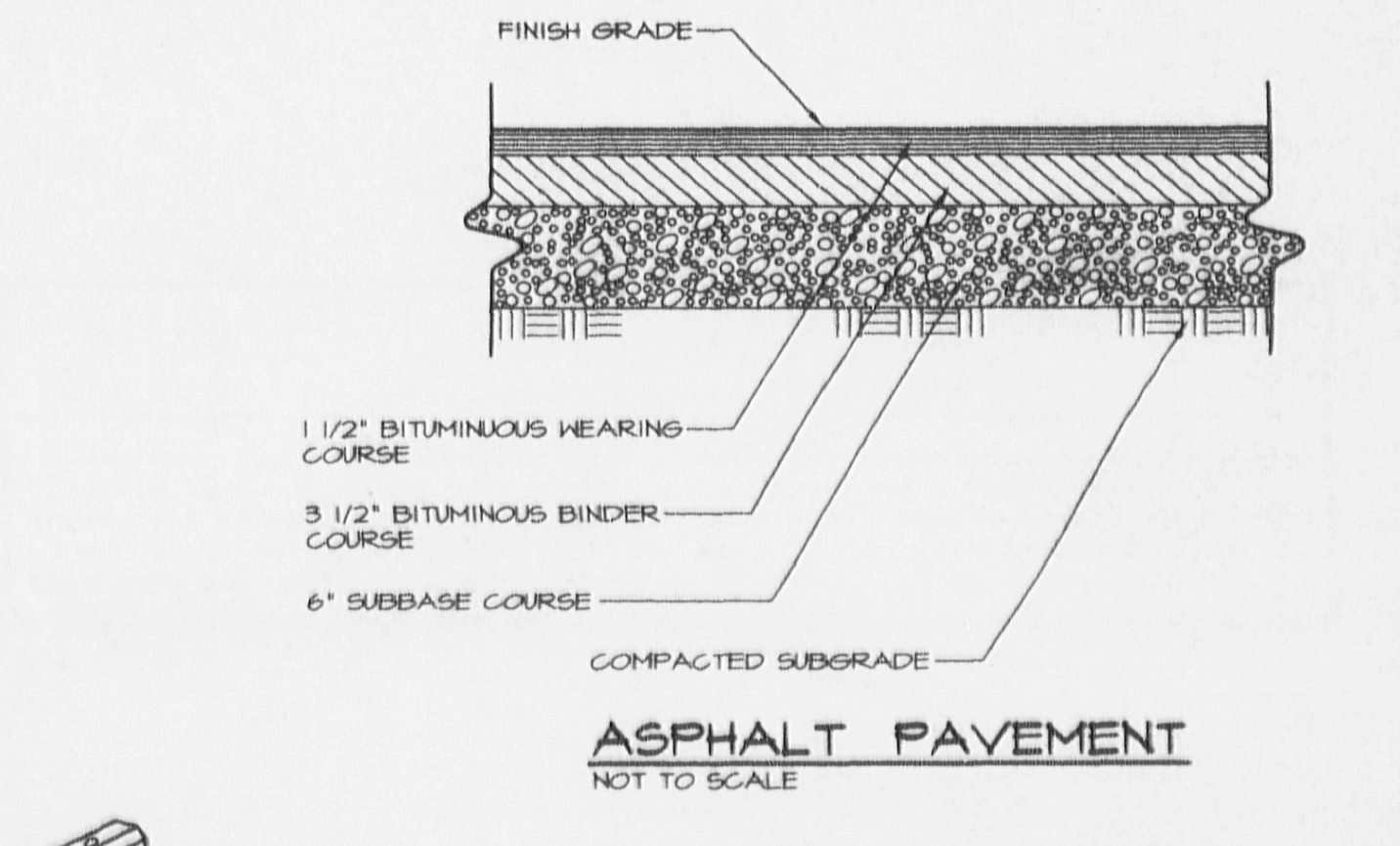
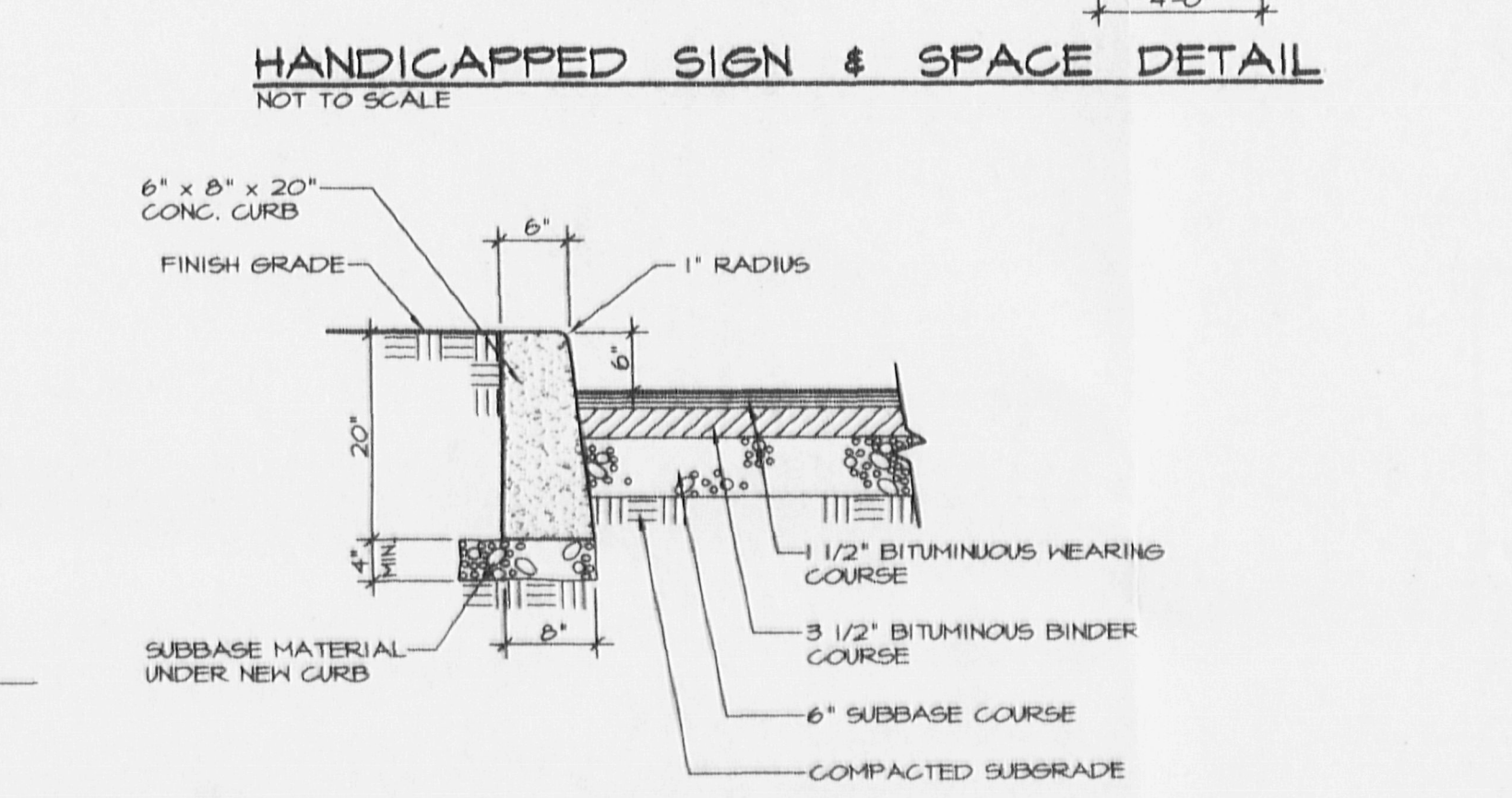
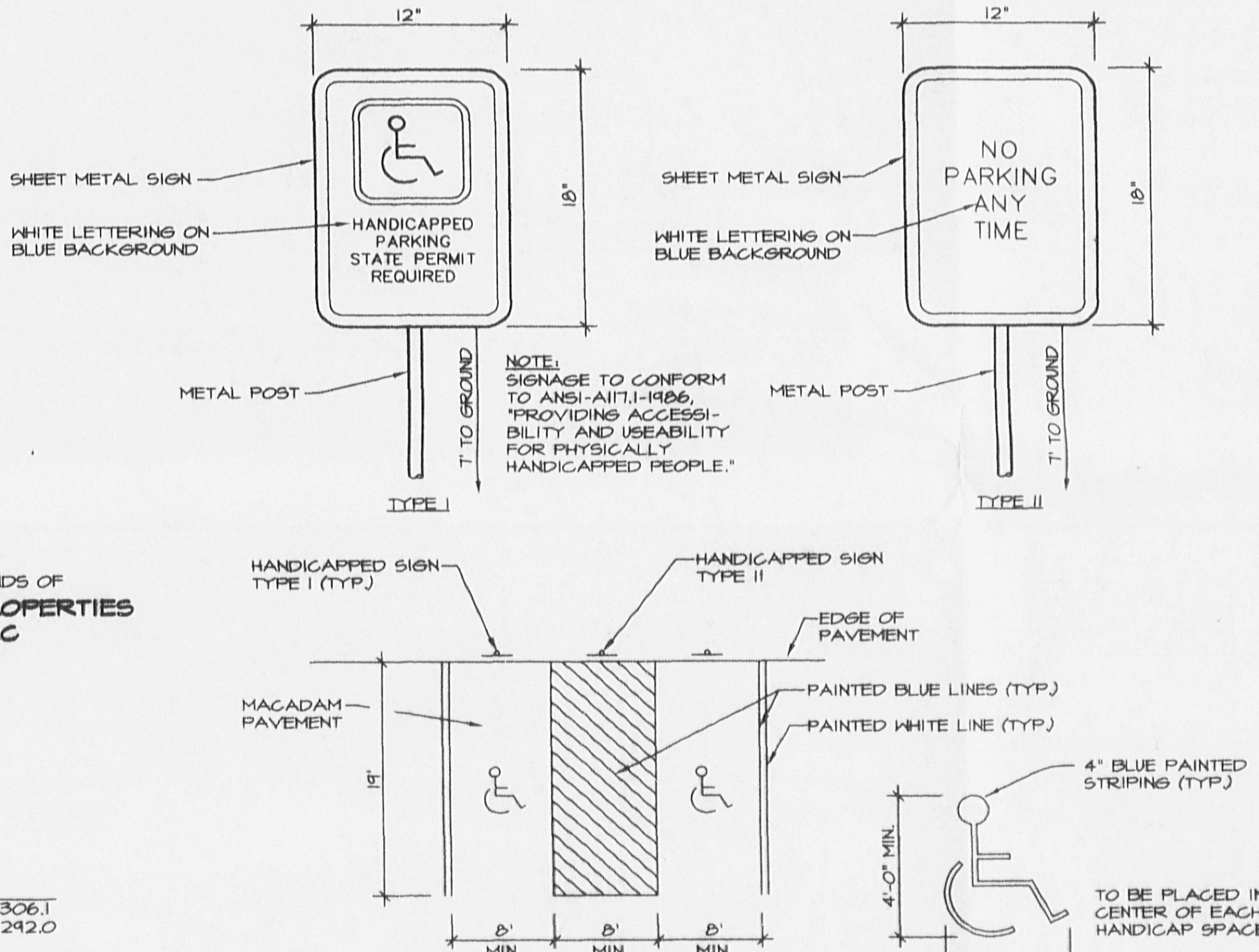


ZONING SCHEDULE			
ZONE: PI, PLANNED INDUSTRIAL USES: B-3			
BULK REGULATIONS, PI ZONE	REQUIRED	EXISTING	NEW ADDITION
MIN. LOT AREA	40,000 S.F.	136,342 S.F.	136,342 S.F.
MIN. LOT WIDTH	150 FT.	350 FT.	350 FT.
MIN. FRONT YARD DEPTH	50 FT.	64 FT.	64 FT.
MIN. SIDE YARD - ONE	15 FT.	35 FT.	35 FT.
MIN. SIDE YARD - BOTH	40 FT.	N/A	N/A
MIN. REAR YARD DEPTH	20 FT.	124 FT.	64 FT.
MIN. STREET FRONTAGE	N/A	N/A	N/A
BUILDING HEIGHT (12' / FT. OF DISTANCE TO NEAREST LOT LINE 35 FT.)	35 FT.	35 FT.	20 FT.
MAX. FLOOR AREA RATIO	0.60	0.31	0.31
DEVELOPMENT COVERAGE	85 %	50.4 %	62.3 %
OFF-STREET PARKING			
EXISTING BUILDING OFFICE 1 SPACE PER 150 S.F. (3,540 S.F. / 1 SPACE PER 150 S.F.)	24 SPACES		
LIGHT MANUFACTURING & ASSEMBLING 1 SPACE FOR EACH 2 EMPLOYEES IN MAXIMUM WORK SHIFT OR 1 SPACE PER 400 S.F. OF TOTAL FLOOR AREA, WHICHEVER IS GREATER (14,910 S.F. / 1 SPACE PER 400 S.F.)	50 SPACES		
WAREHOUSE 1 SPACE FOR EACH 2 EMPLOYEES IN MAXIMUM WORK SHIFT OR 1 SPACE PER 1,000 S.F. OF TOTAL FLOOR AREA, WHICHEVER IS GREATER (18,430 S.F. / 1 SPACE PER 1,000 S.F.)	19 SPACES 43 SPACES		
NEW ADDITION WAREHOUSE 1 SPACE FOR EACH 2 EMPLOYEES IN MAXIMUM WORK SHIFT OR 1 SPACE PER 1,000 S.F. OF TOTAL FLOOR AREA, WHICHEVER IS GREATER (8,400 S.F. / 1 SPACE PER 1,000 S.F.)	9 SPACES 101 SPACES	18 SPACES 50 SPACES	
* INDICATES AN EXISTING NON-CONFORMING CONDITION			



LEGEND	
EXISTING	NEW
300' 2' CONTOUR	312' FINISHED GRADE
310' 10' CONTOUR	● LIGHT POLE
— BOUNDARY	— MACADAM PAVEMENT
- - - ADJ. PROPERTY LINE	
CB CATCH BASIN	
CH SANITARY MANHOLE	
HY HYDRANT	
HV WATER VALVE	
SV GAS VALVE	
UP UTILITY POLE	
LP LAMP POST	
CHL COBRA HEAD LIGHT FIXTURE	
12' SEWER (SEE SPECIAL NOTE NO. 7)	
12' ST STORM SEWER	
307.6 SPOT ELEV. 307.6	

- NOTES
- ZONING DISTRICT: PI - PLANNED INDUSTRIAL
 - RECORD OWNER & APPLICANT: ANTHONY GRANUZZO
LINCOLN ROAD
PUTNUM VALLEY, NEW YORK 10574
 - TOTAL PARCEL AREA: 3.13± ACRES
 - TAX MAP DESIGNATION: SECTION 4, BLOCK 3, LOT 10.4
 - BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY INFORMATION OBTAINED FROM DRAWING ENTITLED "BOUNDARY / TOPOGRAPHIC SURVEY - ANTHONY GRANUZZO 2004 GANHA REALTY" PREPARED BY WILLIAM B. HILLORETH LAND SURVEYORS, P.C. AND DATED JULY 30, 2005. ELEVATION DATUM USED TAKEN FROM DESIGN DRAWINGS FOR SEWER DISTRICT 20 PHASE 2C. CONTOUR INTERVAL: TWO (2) FEET.
 - BEING PARCEL NO. 2 AS SHOWN ON A MAP ENTITLED "SUBDIVISION LAYOUT WINDSOR INDUSTRIAL PARK", SAID MAP HAVING BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 25 JULY 1984 AS MAP NO. 6641 DEED OF RECORD, LIBER 2904 PAGE 142. TAX MAP DESIGNATION: SECTION 4, BLOCK 3, LOT 10.4.
 - THE LOCATION OF UNDERGROUND UTILITIES AND SEWER INVERTS SHOWN HEREON ARE BASED ON EVIDENCE VISIBLE AT GROUND SURFACE AND INFORMATION SHOWN ON THE ABOVE REFERENCED DESIGN DRAWINGS FOR SEWER DISTRICT 20. NO CERTIFICATION HAS BEEN MADE BY THE SURVEYOR FOR ITEMS NOT VISIBLE AT GROUND SURFACE AT THE TIME OF THE SURVEY.
 - THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
 - UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.), SECTION 118B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-1162. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.



WHEEL STOP DETAIL

NOT TO SCALE

NOTES:

- CONCRETE MINIMUM STRENGTH TO BE 4,000 PSI AT 28 DAYS.
- REINFORCEMENT - #4 REBAR.
- MANUFACTURED BY WOODWARD'S CONCRETE PRODUCTS, INC.

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JAN 20 2006

Project No. 0507

Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh N.Y. 12550

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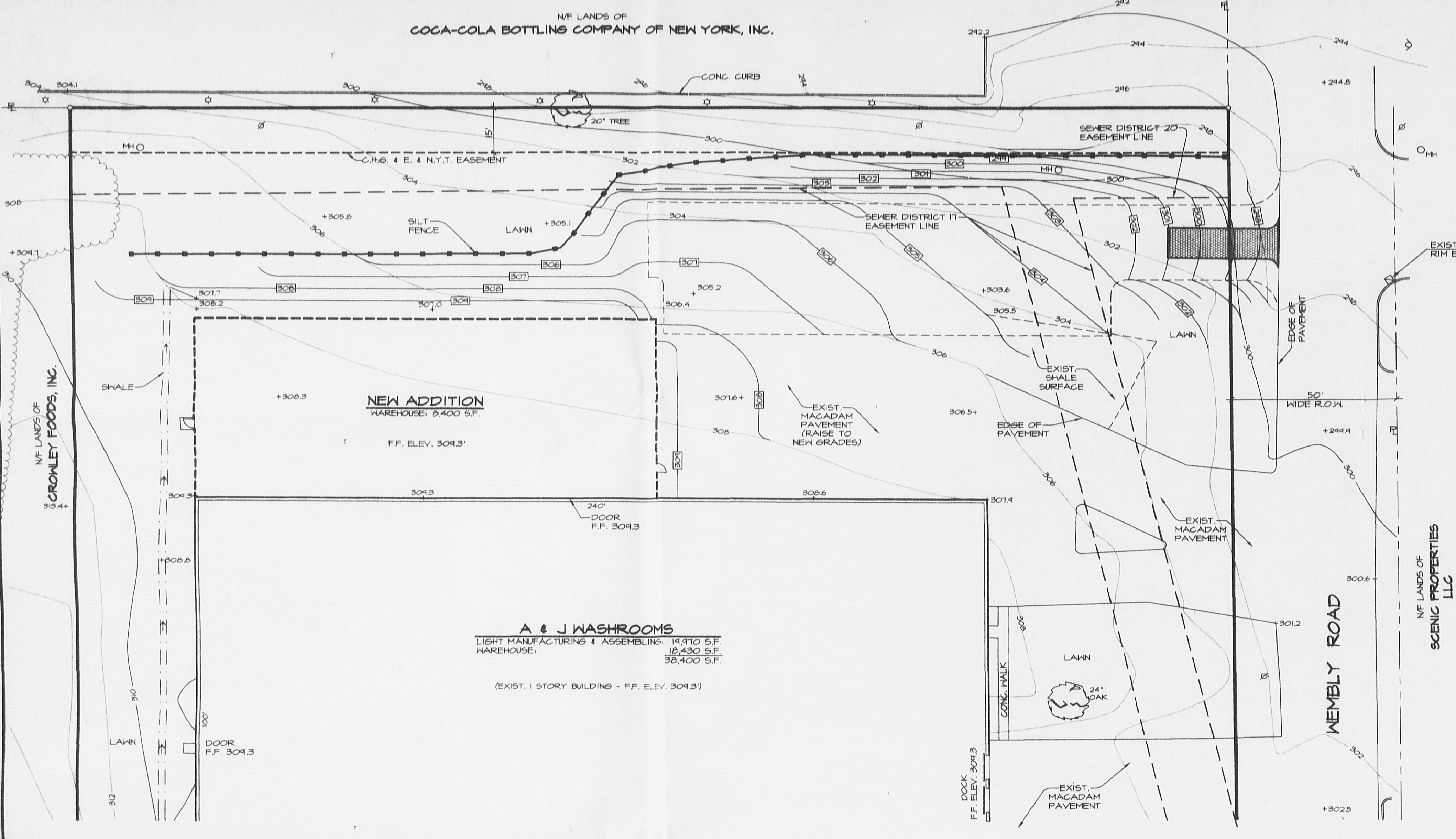
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ISSUE	REVISION	DATE
1	PLANNING BOARD COMMENTS	11-11-2005

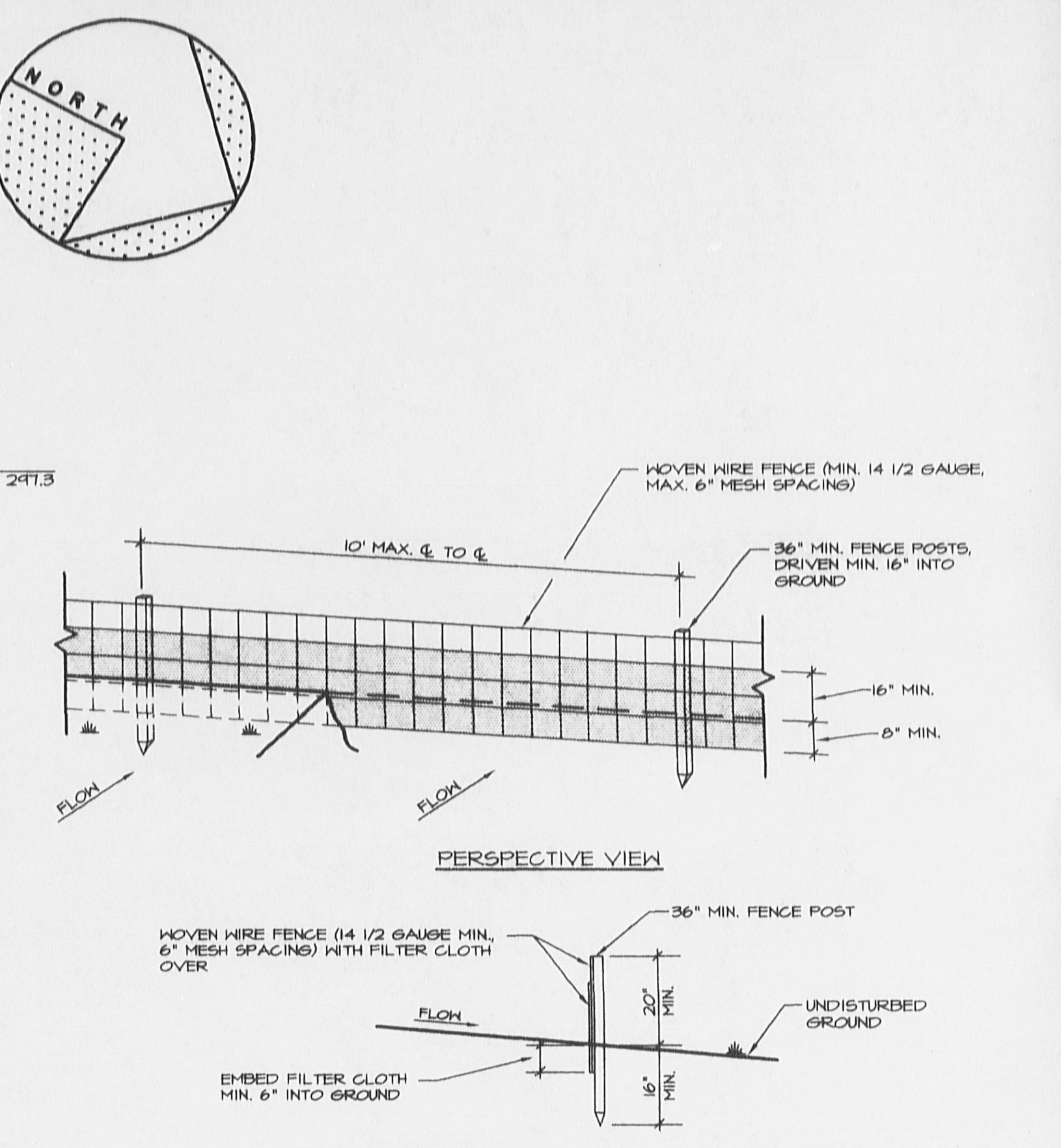
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=20'
Date: 9-9-2005

Project: AMENDED SITE PLAN
FOR
A & J WASHROOM
ACCESSORIES
509 TEMPLE HILL ROAD
TOWN OF NEW WINDSOR, N.Y.

1 OF 2
Project No. 0507

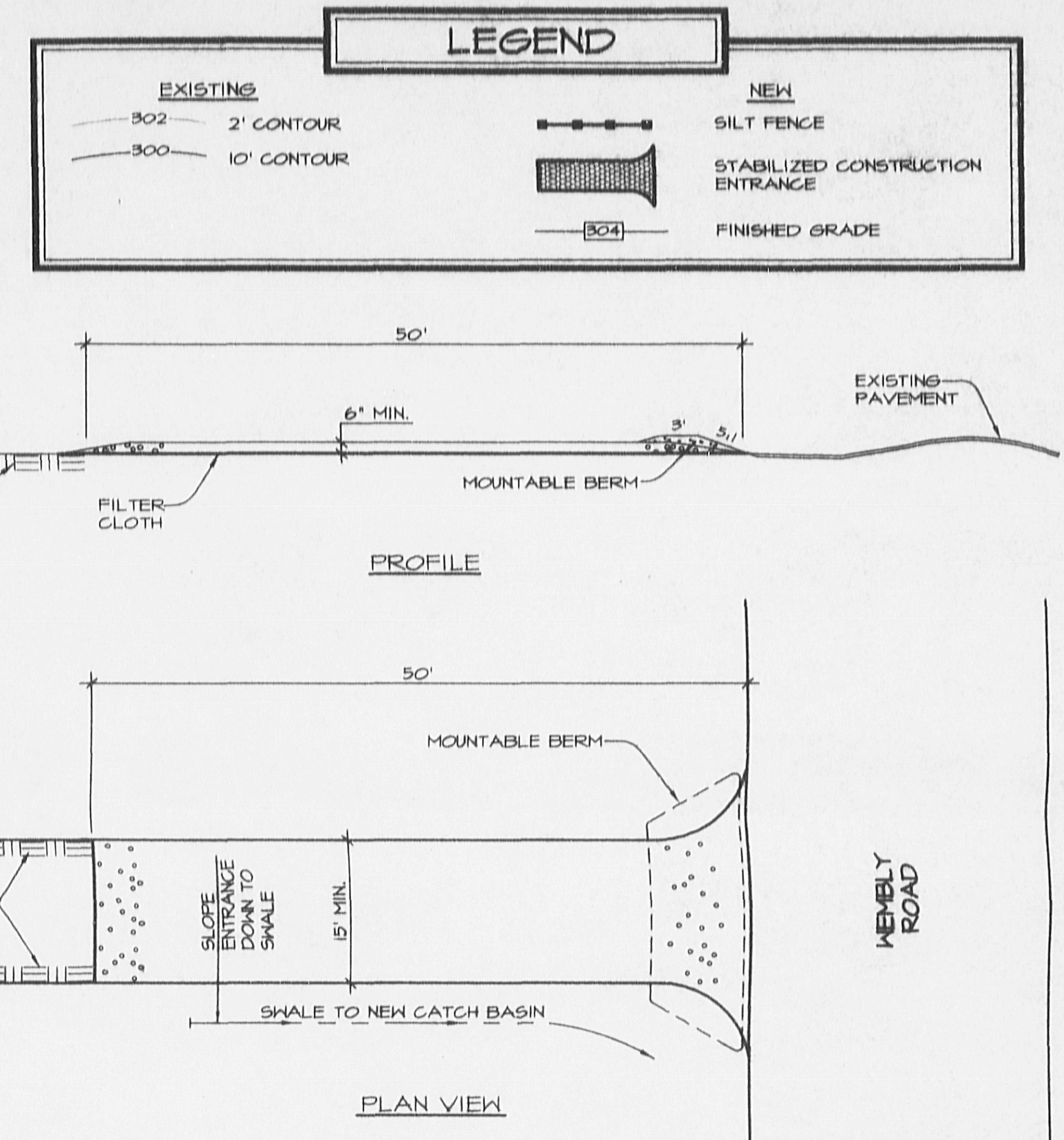


EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=20'



SILT FENCE DETAIL
NOT TO SCALE

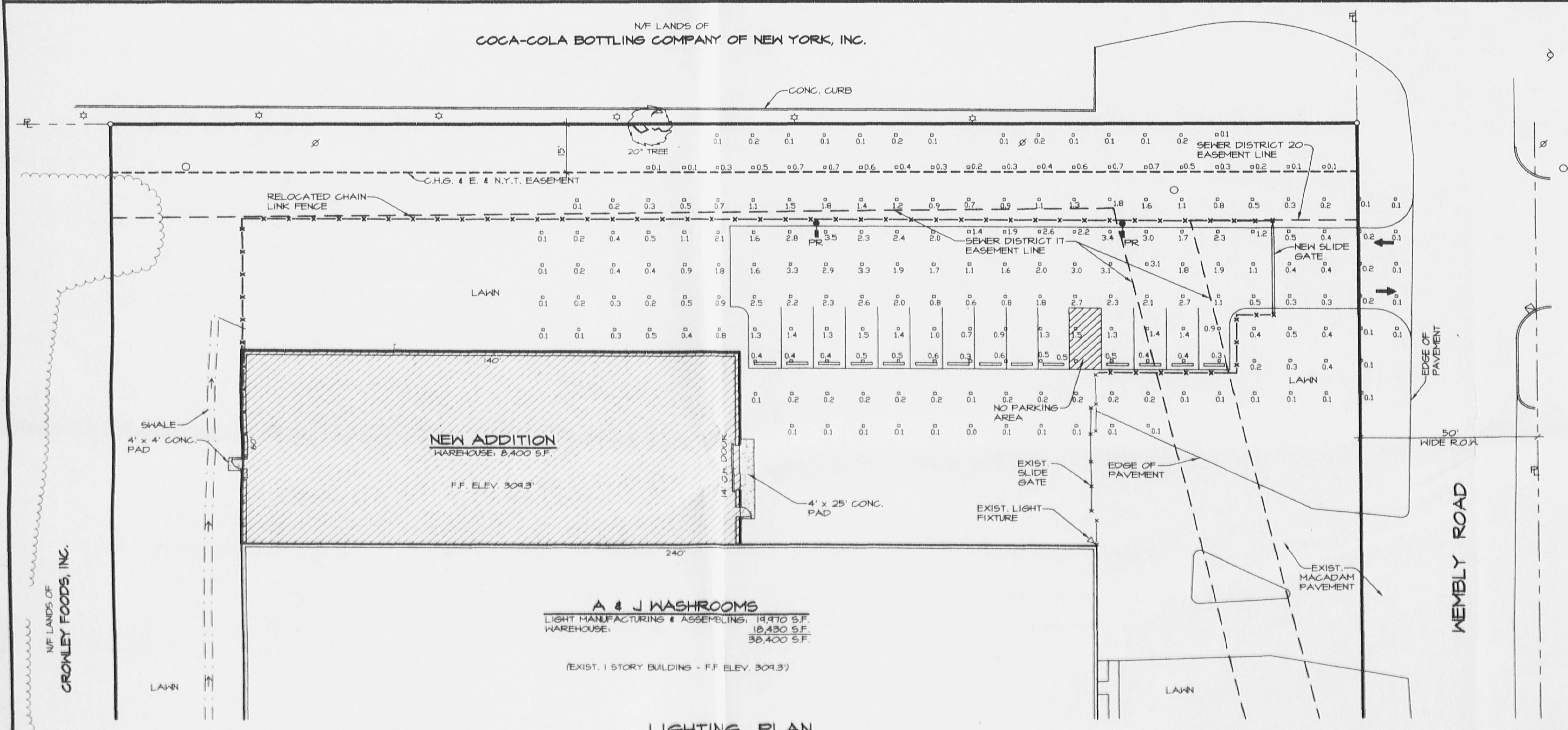
- CONSTRUCTION SPECIFICATIONS**
1. HOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO HOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS:**
STEEL EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD
- FENCE:**
HOVEN WIRE, 14 1/2 GAUGE 6" MAX. MESH OPENING
- FILTER CLOTH:**
FILTER X HIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
- PREFABRICATED UNIT:**
GEOPAD, ENVIROFENCE, OR APPROVED EQUAL



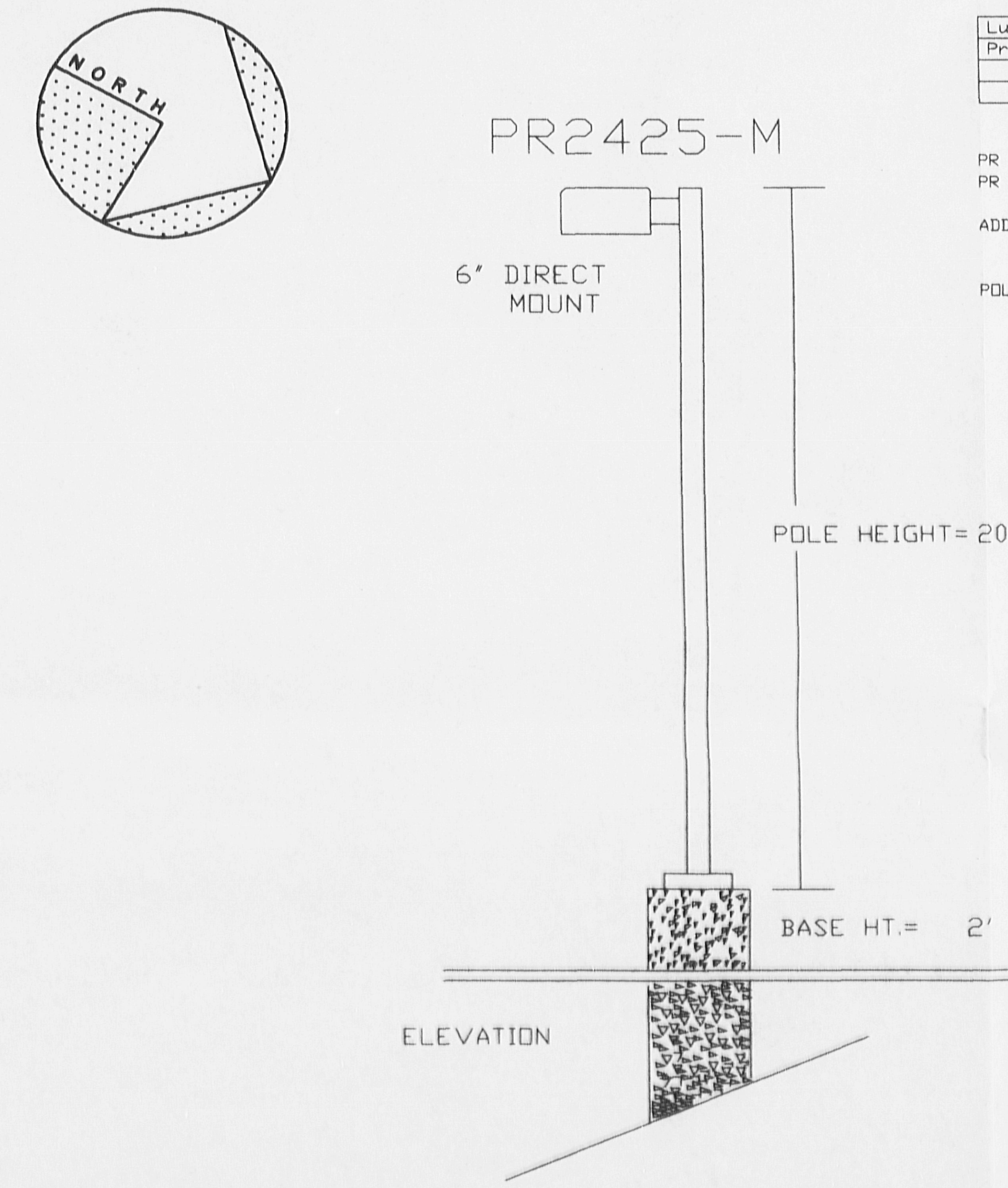
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - FIFTY (50) FEET
3. THICKNESS - SIX (6) INCHES.
4. WIDTH - FIFTEEN (15) FEET, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE DIRECTED TO A SHALE DISCHARGING TO A SEDIMENT TRAPPING DEVICE. PROVIDE A MOUNTABLE BERM WITH 5:1 SLOPES.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO ROADWAY MUST BE REMOVED IMMEDIATELY.
8. WHEN VEHICLE WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



LIGHTING PLAN
SCALE: 1"=20'



PR2425-M

Luminaire Schedule					
Project: All Projects					
Symbol	Qty	Label	Arrangement	Lumens	LLF
PR	2	PR	SINGLE	19100	0.650
PR2425-M (250W MH)					

PR FIXTURES MOUNTING HEIGHT: 22'/AFG
PR FIXTURES TILT ANGLE: 0 DEGREES

ADDITIONAL EQUIPMENT: (2) PS4S20C1BZ POLES (20' X 4' SQ. X .125" WALL)
(2) SBL-16 (BACKLIGHT SHIELD)

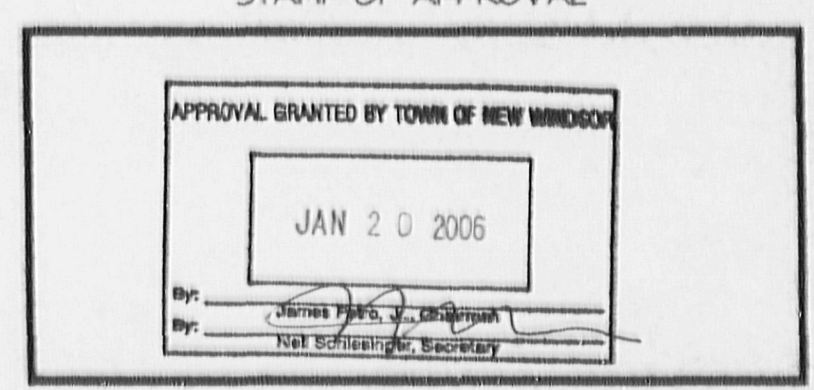
POLES MEET 120 MPH SUSTAINED WINDS WITH SPECIFIED EQUIPMENT

RUUD LIGHTING

800.236.7000 USA <www.ruudlighting.com> 905.671.1991 CAN

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

TOWN OF NEW HINDSOR PLANNING BOARD
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Shaw Engineering
Consulting Engineers

744 Broadway
Newburgh N.Y. 12550

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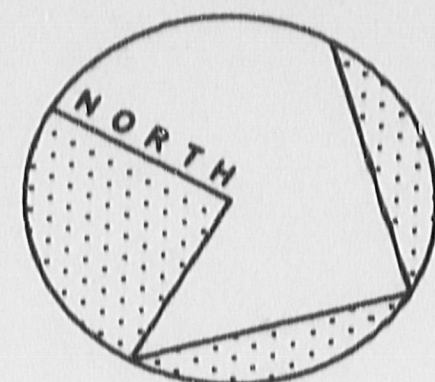
ISSUE	REVISION	DATE
1	LIGHT POLES	11-11-2005

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 9-9-2005

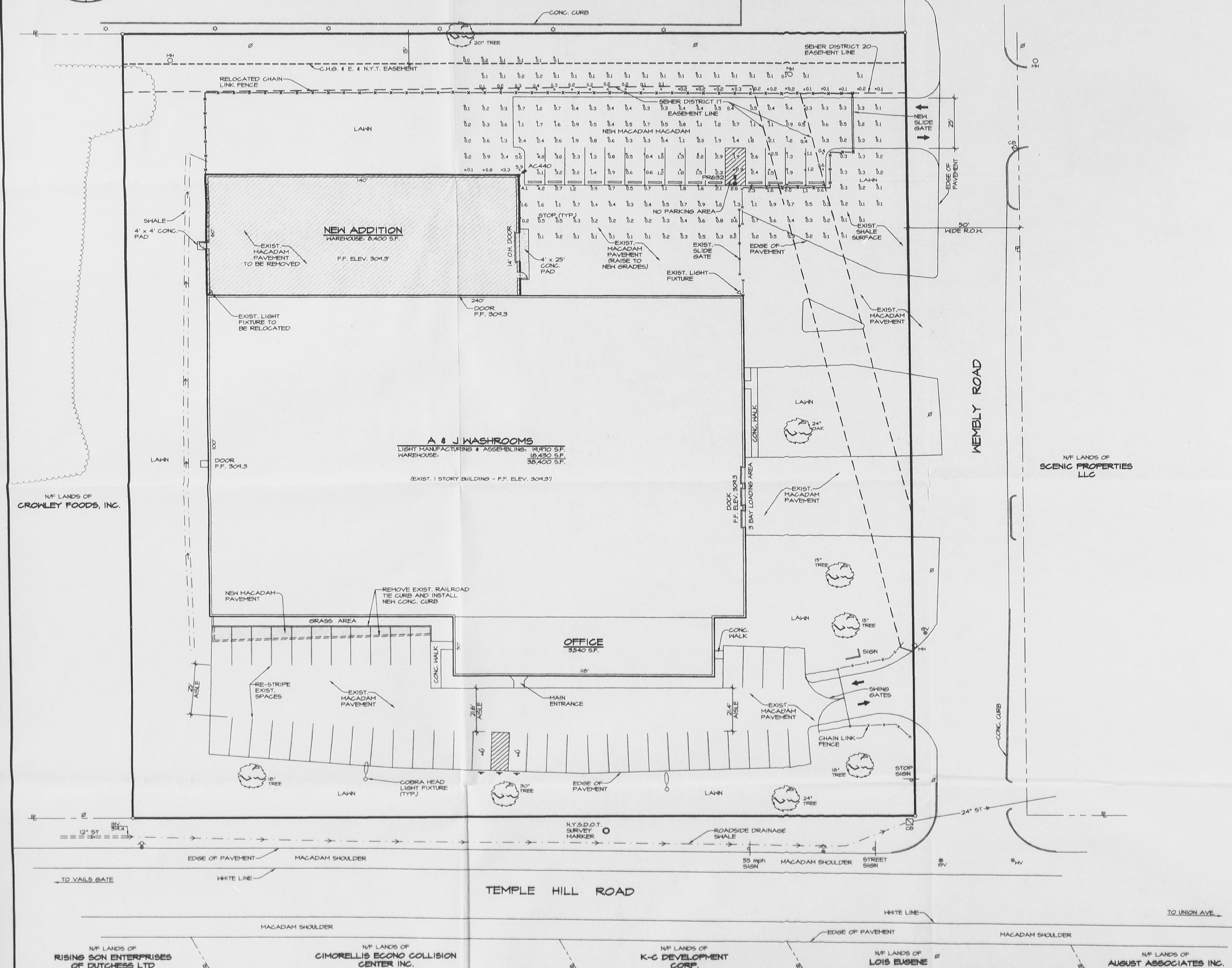
Drawing: **EROSION & SEDIMENT CONTROL PLAN & DETAILS AND LIGHTING PLAN**

Project: **NEW BUILDING ADDITION FOR A & J WASHROOM ACCESSORIES**
504 TEMPLE HILL ROAD TOWN OF NEW HINDSOR, N.Y.

2 OF 2
Project No. 0507



N/F LANDS OF
COCA-COLA BOTTLING COMPANY OF NEW YORK, INC.



Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
●	1	AC440	SINGLE	12600	0.800	AC3615-M (150w psmh)
●	1	PR632	SINGLE	12600	0.800	PR2615-M (150w psmh)

- (1) VM-4 Wall mount bracket
(1) PS4S17CIBZ 17 x 4 x .125 Square steel poles
AC fixture mounted at 17' (on the wall) w/no tilt
PR fixture mounted at 19' (17' pole + 2' ofg base) w/no tilt
*** Pole meets 120 mph sustained winds

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

RUUD LIGHTING

800.236.7000 USA (www.ruudlighting.com) 905.671.1991 CAN

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ISSUE

REVISION

DATE

Drawn By: J.R.J.

Checked By: G.J.S.

Scale: 1"=20'

Date: 5-2-2006

Drawing:

LIGHTING PLAN

Project: NEW BUILDING ADDITION

FOR

A & J WASHROOM

ACCESSORIES

504 TEMPLE HILL ROAD TOWN OF NEW WINDSOR, N.Y.

OF

Project No.

0507